



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** January 26, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-521539
Director of Development
Re: Application by Chen Design Studio for Rezoning at 7900 Bennett Road from
Single Detached (RS1/E) to Infill Residential (RI2)

Staff Recommendation

That Bylaw No. 8699 for the rezoning of 7900 Bennett Road from "Single Detached (RS1/E)" to "Infill Residential (RI2)" be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

TCB:blg
Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Chen Design Studio has applied to the City of Richmond for permission to rezone 7900 Bennett Road (**Attachment 1**) from “Single Detached (RS1/E)” to “Infill Residential (RI2)” in order to create two (2) new lots and develop two (2) front-to-back duplexes with vehicular access from the rear lane (**Attachment 2**). A Development Permit application is required and has been received to address the form and character of the proposed duplexes.

Findings of Fact

A Development Application Data Sheet (**See Attachment 3.**) providing details about the development proposal is attached.

Surrounding Development

To the North: Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the East: Infill Residential (RI1)	Existing Development - Back-to-Back Duplexes
To the South: Town Housing (ZT45)	Existing Development - Townhouse (2-storeys)
Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the West: Infill Residential (RI1)	Existing Development - Single-Family Dwelling

Related Policies & Studies

Official Community Plan (OCP) -City Centre Area: Acheson Bennett Sub-Area Plan

The **Acheson Bennett Land Use Map** is attached (**Attachment 4**). The site is designated for low to medium density with a maximum floor area ratio of 0.7 (F.A.R.). The maximum height is 2½ storeys.

This residential neighbourhood is bounded by Brighthouse Park, Minoru Boulevard, No. 3 Road and Acheson Road. The proposed land use is in compliance with the Official Community Plan Land Use designation “Residential” in the City Centre Area Plan. Relevant Area Plan Goals include:

- To encourage the development of a low to medium density residential area;
- To encourage a variety of housing types with a single-family neighbourhood character;
- To encourage a positive street frontage including sloped roofs, landscaped front yards, prominent front doors, residential fenestration and ample space between buildings;
- To encourage the planting of front yards and boulevards to enhance the “Garden City” image; and
- The main building types in this area are older single-family homes and low-density townhouses.

City Centre Area Plan

The Acheson Bennett Sub-Area Plan falls within the revised CCAP’s General Urban (T4) Transect. Proposed densities and heights are in conformance with the CCAP.

Public Input

- Required site signage is posted on the subject properties to provide public notification of the proposed development;
- No public comments have been received to date. Should this application receive First Reading, a Public Hearing will be scheduled.

Staff CommentsGeneral Technical Issues:

- The Applicant (Chen Design Studio) has applied to rezone and subdivide the parcel into two (2) lots in order to develop two (2) front-to-back duplexes (4 units total) responding to the form and character guidelines of the *OCP-City Centre Acheson Bennett Sub-Area Plan*. Vehicular access is from the lane to the rear.
- A site plan, streetscape elevation, architectural drawings and landscape plan are enclosed for reference (**Attachment 2**).
- All of the general technical concerns have been addressed and commitments agreed to through the Rezoning Considerations (**Attachment 5**).
- Accessibility, adaptability and aging in place have been addressed throughout with an enhanced level of adaptability in the rear units of each duplex.
- No significant concerns have been identified through the technical review.

Density and Form

The form of development is similar to other townhouses previously approved at 7868 and 7920 Bennett Road.

- The proposed density increase is accommodated on the site without compromising the appropriate building height for the area or site (2½ - 3 storeys) and coverage (45% permitted, proposed at 44.3%).
- The proposed site layout provides for an attractive pedestrian-oriented townhouse elevation fronting Bennett Road, which is consistent with the guidelines for the Acheson Bennett Sub-Area.

Design Guidelines are fulfilled through the varied building mass and elevations (bay windows, hipped roofs columned entry porches), varied fenestration (subtle mullion variations) and muted, natural colour palette.

Tree Preservation

A Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant:

- Twenty-six (26) existing, bylaw-sized trees are on site.
- The condition of these trees is generally poor, as almost all suffer from neglect, over crowding and competitive shading with poor pruning and/or damage. Very few would survive once the grade is raised.
- Two (2) bylaw-sized trees could be viable for retention as their condition and size are good.
- Only one (1) of these viable, bylaw-sized tree can be retained, as the second viable tree is located within the lane dedication.
- Twenty-five (25) existing, bylaw-sized trees are recommended for removal.
 - Three (3) trees fall within the required lane dedication.
 - Seven (7) trees comprise a hedgedrow to the west property line.
- Fifteen (15) trees are therefore recommended for replacement:
 - Three (3) trees are located within the driveways for parking access.
 - Ten (10) trees are located as perimeter plantings (similar to a hedgerow).
 - Two (2) trees are located within the envelope.
 - All trees have been compromised by neglect, over crowding and poor pruning or damage.

Fifteen (15) trees will require replacing at a 2:1 replacement ratio equalling 30 replacement trees:

- The Landscape plan proposes to provide nine (9) replacement trees.

- The remaining 21 replacement trees can be addressed by the “cash-in-lieu” option.
- Cash-in-Lieu: (21 replacement trees@ \$500/tree equals \$10,500).

Note: Two (2) trees on City-owned property along Bennett Road are recommended for removal by the Arborist. These trees have been severely pruned by hydro crews.

A preliminary landscape plan has been prepared which proposes retention of one (1) viable existing tree, and planting a total of nine (9) specimen trees. Additional small and medium-size shrubs, predominantly broad-leaved evergreens, will also be planted.

- The landscape plan will be further assessed with the review of the Development Permit. In order to ensure that this work is undertaken, the applicant will be required to provide a landscape security (approximately \$25,509.20) with the Development Permit.
- The boulevard street trees are secured through the Neighbourhood Improvement Charges, required as a condition of the rezoning.

Servicing Capacity Analyses:

- A water and sanitary analysis has been reviewed and accepted by the City’s Engineering Department:
 - No upgrades are required.
- A storm analysis has been reviewed and accepted by the City’s Engineering Department:
 - The ditch fronting this development does not meet current engineering standards.
 - 25 metres of 600 mm storm main will be installed across the entire frontage extending to the west of lot 7880 driveway.
- NIC charges will be collected at subdivision for frontage works. The applicant is required to pay School Site Assignment Charges, Address Assignment Fees, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.

Flood Management

- In accordance with the *Flood Protection Management Strategy*, registration of a Flood Indemnity Covenant will be required prior to rezoning adoption.

Affordable Housing

- The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City’s Affordable Housing Strategy.
- For Infill Residential (RI2) townhouse developments, the *Richmond Zoning Bylaw (Section 5.15)* specifies a voluntary cash contribution of \$2.00 per buildable square foot directed to the Affordable Housing Reserve Fund to achieve an increase in density from 0.4 to 0.55 FAR.
- A cash contribution of \$2.00 per buildable square foot (e.g., approximately \$9,047.66) towards the City’s Affordable Housing Reserve will be made.

Accessibility/Aging In Place

- The applicant has proposed units that include substantial living areas at the ground floor.
- Accessible features will be provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)
- In addition, the rear units of each duplex will be convertible and have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and blocking/ electrical installed for a future stair lift.
- Accessible features will be fully detailed on Development Permit and Building Permit Drawings.

Sustainability

Sustainability features (listed below) will be considered for inclusion during the Development Permit and Building Permit stages:

- Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets;
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low e-glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project;
- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable; and
- Operable windows specified to contribute to the quality of the indoor environment.

Indoor/Outdoor Amenity

No common shared Indoor/Outdoor Amenity Space is required for this development, but each unit will have access to private outdoor space.

AnalysisDevelopment Variances

The proposed "Infill Residential (RI2) does not contain provisions to enable projections (e.g., bay-windows) into the required setbacks. Variances will be required at the Development Permit Stage to enable minor projections to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*.

- The variances to be requested are 0.5 m bay windows projections into the side yard setbacks.

Staff generally support the requested variances but will be further evaluating it as part of the Development Permit Submission.

Development Permit

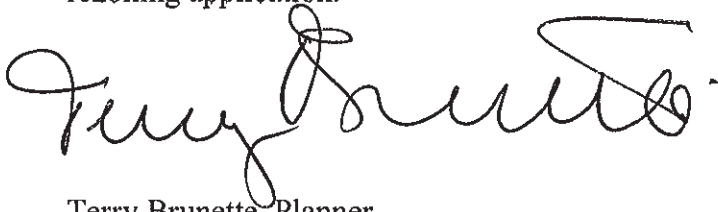
- A separate Development Permit application will be required with fully developed Landscape Plans.
- On application submission, standard Development Permit Review will proceed.

Financial Impact or Economic Impact

None

Conclusion

Technical requirements associated with the proposed rezoning application have been satisfactorily addressed. The proposed use is consistent with the current OCP – City Centre Acheson-Bennett Sub-Area Plan, and the form of development responds to policies and guidelines regarding height, mass, character and vehicle access. The proposed development conforms to the City's Affordable Housing Strategy as a cash contribution to the Affordable Housing Reserve is being provided. For these reasons, staff recommend support for this rezoning application.

A handwritten signature in black ink, appearing to read 'Terry Brunette', with a stylized flourish at the end.

Terry Brunette, Planner
TCB:blg

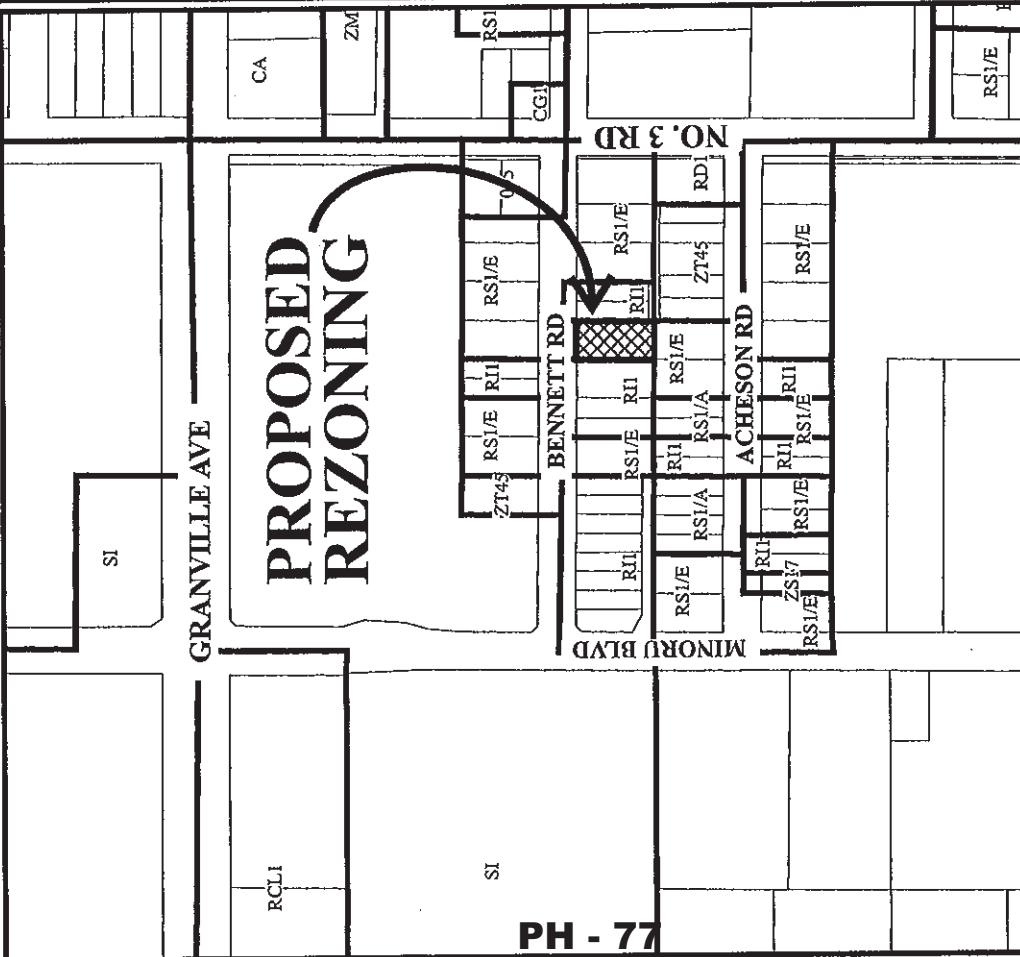
Attachments

- | | |
|---------------|-------------------------------------|
| Attachment 1: | Location Map and Aerial Photograph |
| Attachment 2: | Conceptual Development Plans |
| Attachment 3: | Development Application Data Sheet |
| Attachment 4: | Acheson Bennett Land Use Map |
| Attachment 5: | Rezoning Considerations Concurrence |



City of Richmond

PH - 77



891	7911	7931	20.42
BENNETT RD			
20.42	7880	10.21	10.21
20.42	7900	7920	7926
20.42	40.42	7922	7928
20.42	40.42	12.00	12.00
20.42	40.42	40.42	40.42

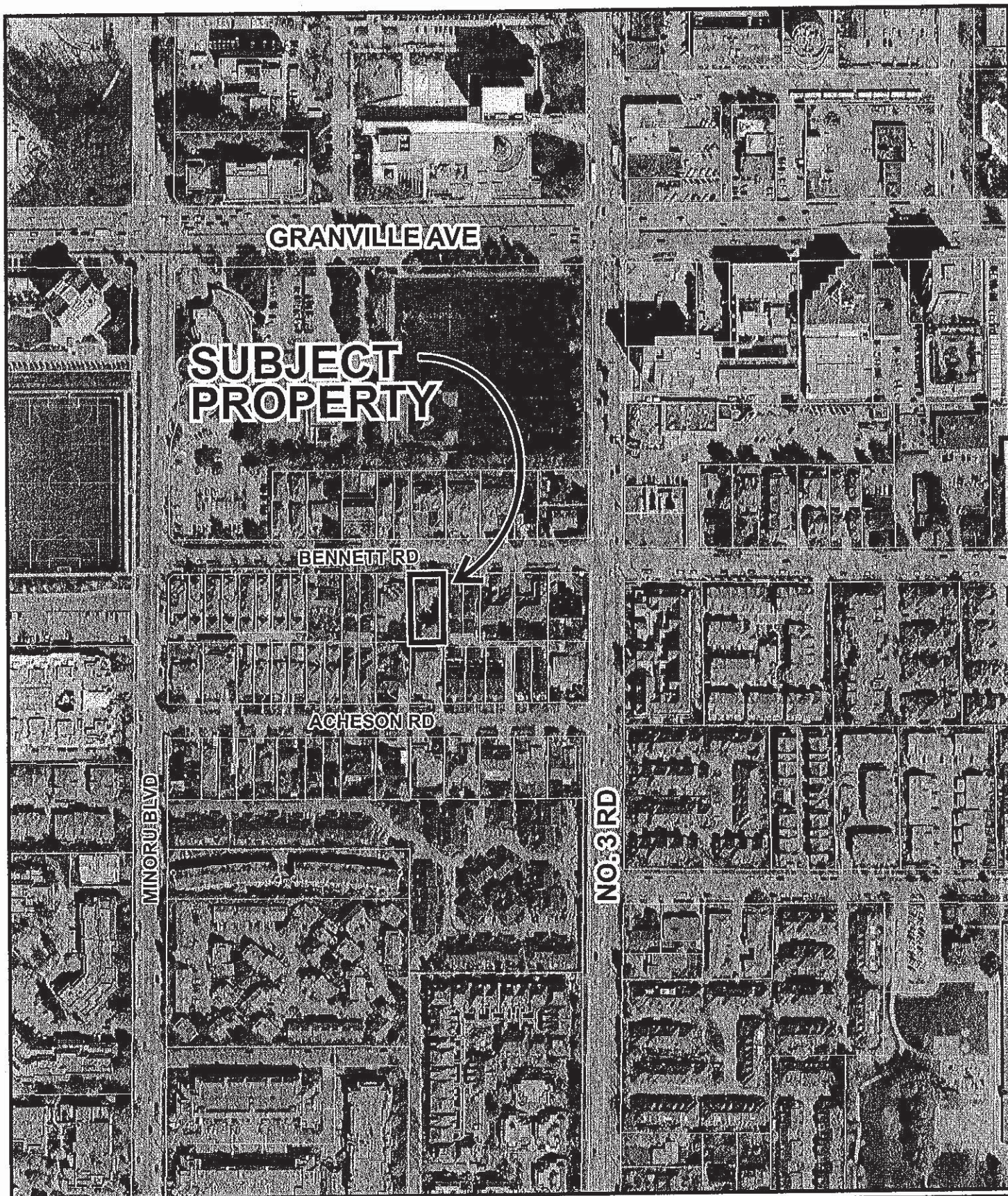


RZ 10-521539

Original Date: 03/29/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-521539

PH - 78

Original Date: 03/30/10

Amended Date:

Note: Dimensions are in METRES

7900 BENNETT ROAD HOUSING

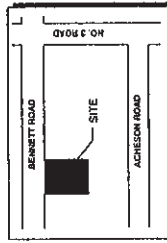
7900 BENNETT ROAD RICHMOND, BC

REVISION ISSUED FOR REZONING & SUBDIVISION APPLICATION

- JULY 14, 2010

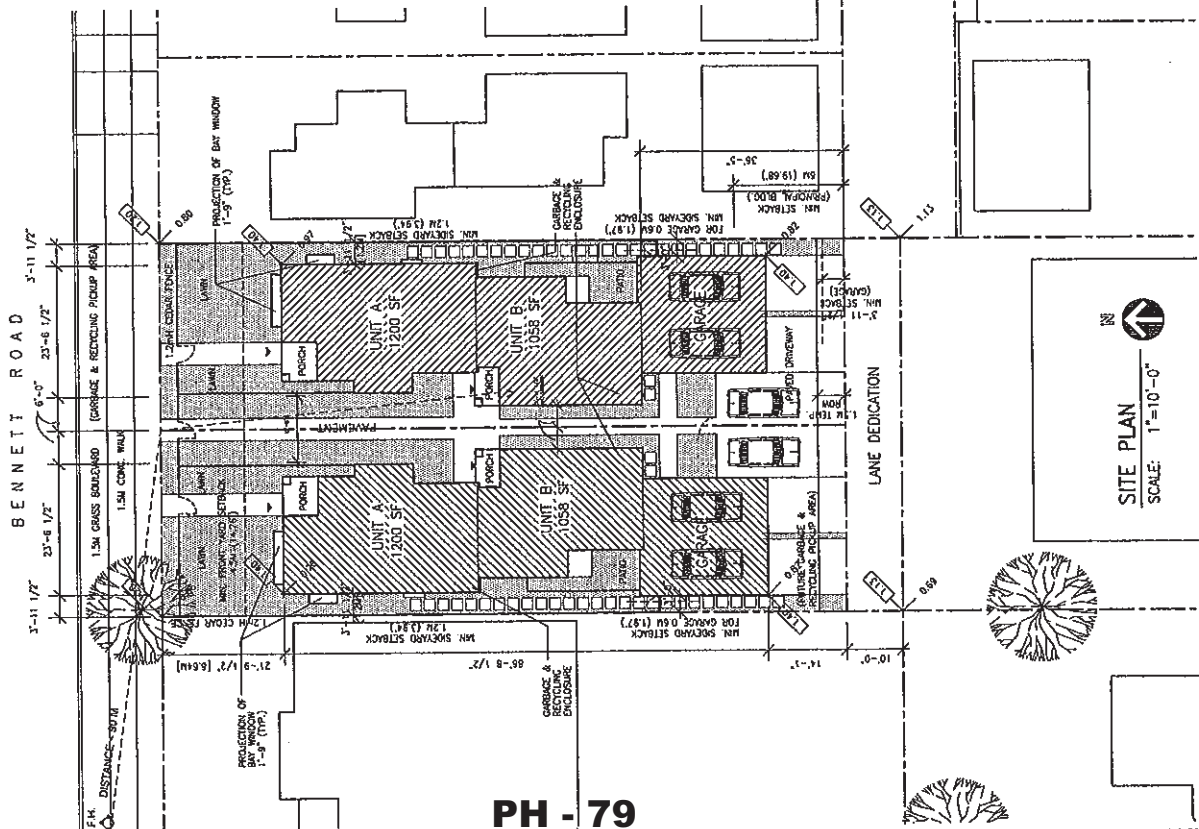
PROJECT DATA:

CITY ADDRESS: 7900 BENNETT ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL DESCRIPTION: 23 SEC 17 8LK-N RGSW PL 14504
PARCEL IDENTIFIER: 004-296-575
APPLICANT: CHEN DESIGN STUDIO
EXISTING: RS1M
PROPOSED: R11



LOCATION PLAN

DATA	EXISTING	PROPOSED
ZONING	RS1/E (ONE LOT)	R2 (TWO LOTS)
FLOOR AREA RATIO	0.55	0.55
BLANK REQUIRED (R2)		PROPOSED (EACH LOT)
		UNIT A 1053 SF (111.8 SM)
		UNIT B 1053 SF (111.8 SM)
		TOTAL 2106 SF (223.6 SM)
LOT COVERAGE - BUILDING	45%	1817.7 SF (188.9 SM) (44.3%)
BUILDING & NON-POROUS AREA	70%	2804.1 SF (289.5 SM) (68.3%)
GROSS SITE AREA	4442 SF (472.7 SM) (EA LOT)	4442 SF (472.7 SM) (EA LOT)
ROAD DEDICATION	1.5M	1.5M
SETBACK - FRONT YARD	4.5M	5.64 M (21.39') (PRINCIPAL BLDG)
SETBACK - SIDE YARD	1.2M	1.2 M (3.94')
SETBACK - REAR YARD	1.2M	12.81 M (42.03')
HEIGHT	2.175 STOREY / 6.9M	12.81 M (42.03')
LANDSCAPING	5% SLOPED PEST BOUND	5% SLOPED PEST LOT
	3.11% 118.7 SM (1278 SF)	



SITE PLAN
SCALE: 1"=10'-0"

PH - 79

CHEN
DESIGN
STUDIO

3228-0070 Main Fax
Tel: 604-273-4400
Fax: 604-273-4400

Project:
RESIDENTIAL
BUILDINGS
(DUPLEX)

7900 BENNETT ROAD
RICHMOND, BC

Drawing Title:

SITE PLAN
& DATA

Date: DEC. 2009
Scale: 1"=20'-0"
Drawn By: SC
Checked By: SC
Project No.: 08-044
Drawing No.:

A-1

CHEN
DESIGN
STUDIO

3500 WOOD LANE, 100
ANNAPOLIS, MD 21403
TEL (410) 275-0862
FAX (410) 275-1128

DATE: 07.10.2008

SCALE: 1/8"=1'-0"

DESIGN BY: JC

CHECKED BY: JC

PROJECT NO: 091016

DRAWING NO:

PROJECT:

RESIDENTIAL
BUILDINGS
(DUPLX)

3500 WOOD LANE ROAD
ANNAPOLIS, MD

DRAWING TITLE:

FLOOR PLANS

DATE: 07.10.2008

SCALE: 1/8"=1'-0"

DESIGN BY: JC

CHECKED BY: JC

PROJECT NO: 091016

DRAWING NO:

PROJECT:

RESIDENTIAL
BUILDINGS
(DUPLX)

3500 WOOD LANE ROAD
ANNAPOLIS, MD

DRAWING TITLE:

FLOOR PLANS

DATE: 07.10.2008

SCALE: 1/8"=1'-0"

DESIGN BY: JC

CHECKED BY: JC

PROJECT NO: 091016

DRAWING NO:

PROJECT:

RESIDENTIAL
BUILDINGS
(DUPLX)

3500 WOOD LANE ROAD
ANNAPOLIS, MD

DRAWING TITLE:

FLOOR PLANS

DATE: 07.10.2008

SCALE: 1/8"=1'-0"

DESIGN BY: JC

CHECKED BY: JC

PROJECT NO: 091016

DRAWING NO:

PROJECT:

RESIDENTIAL
BUILDINGS
(DUPLX)

3500 WOOD LANE ROAD
ANNAPOLIS, MD

DRAWING TITLE:

FLOOR PLANS

DATE: 07.10.2008

SCALE: 1/8"=1'-0"

DESIGN BY: JC

CHECKED BY: JC

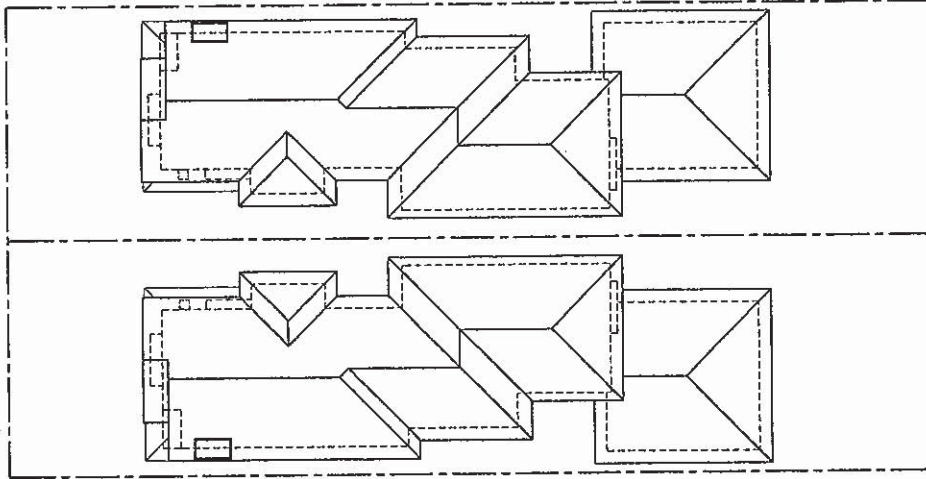
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DRAWING NO:

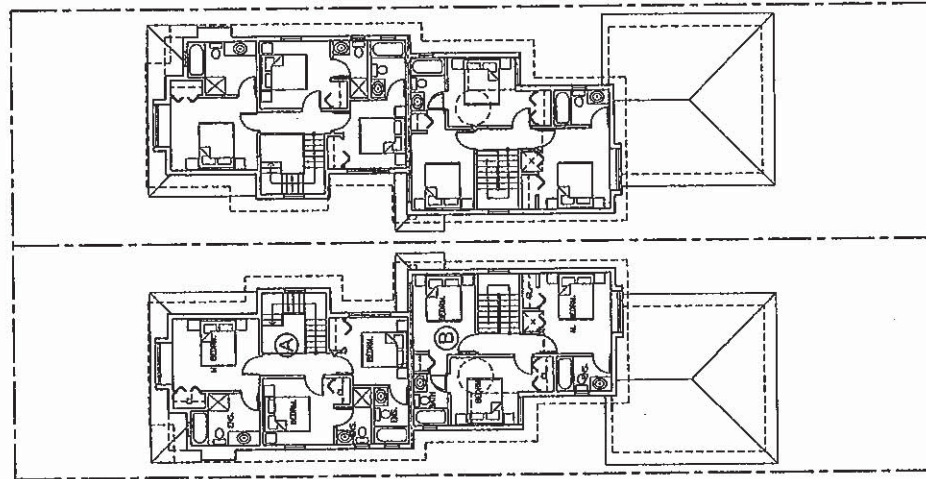
PROJECT:

RESIDENTIAL
BUILDINGS
(DUPLX)

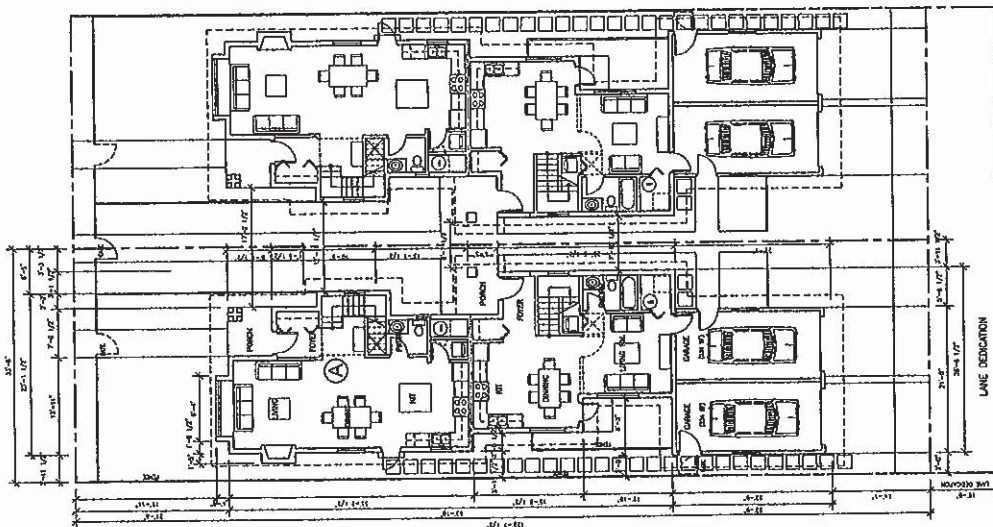
3500 WOOD LANE ROAD
ANNAPOLIS, MD



ROOF PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT A 1200 SF
UNIT B 1000 SF



GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT A 1200 SF
UNIT B 1000 SF

PH - 80

CHEN
DESIGN
STUDIO

3338-4300 Maple Way,
Richmond, BC V6V 2G5
Tel: (604) 278-1758
Fax: (604) 278-1758

See Notes on drawings for details.

APPROVED FOR RECORD
DATE: 12/10/2003
DRAWN: [Signature]
CHECKED: [Signature]

A DETAIL NUMBER
B/C DETAIL SHEET
C DETAIL SHEET

Project:

RESIDENTIAL
BUILDINGS
(DUPLEX)

7900 BENNETT ROAD
RICHMOND, BC

Drawing Title:

ENLARGED
FLOOR PLANS

Date: DEC. 2003

Scale: 1/4"=1'-0"

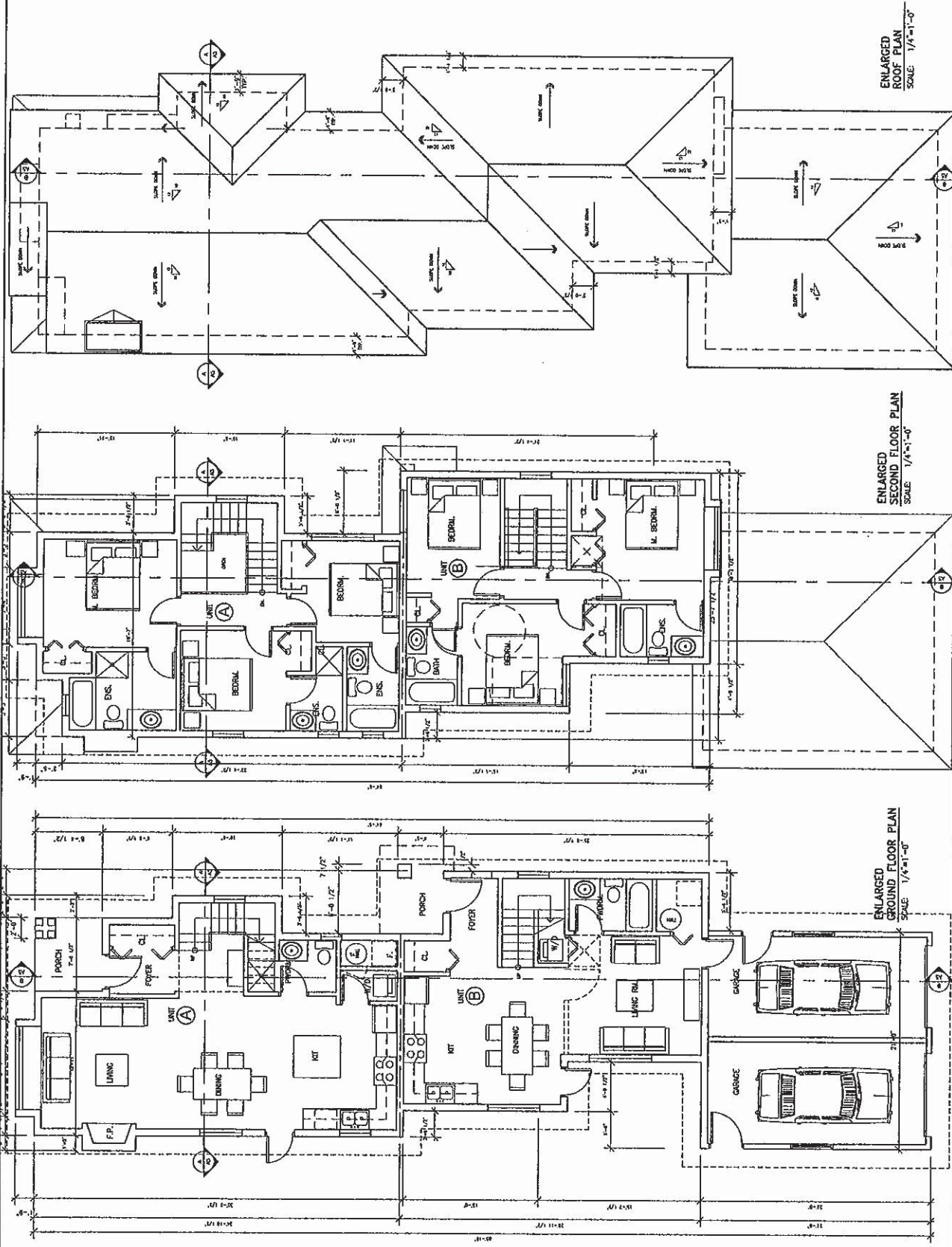
Drawn By: SC

Checked By: SC

Project No.: 091014

Drawing No.:

A-3



3228-8700 Madison Way.
Richmond, BC V7X 4A5
Tel (604) 273-8832
Fax (604) 969-4736

RESIDENTIAL
BUILDINGS
(DUPLEX)7800 GORETT ROAD
RICHMOND, BC

ELEVATIONS

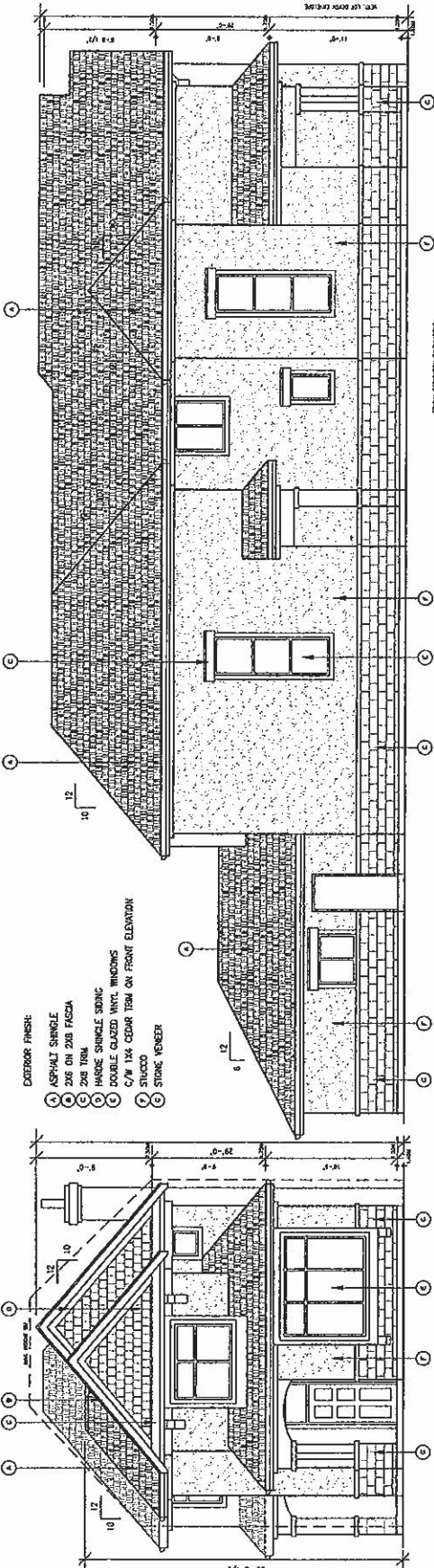
Date:	DIC, 2009
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Drawn By: SC

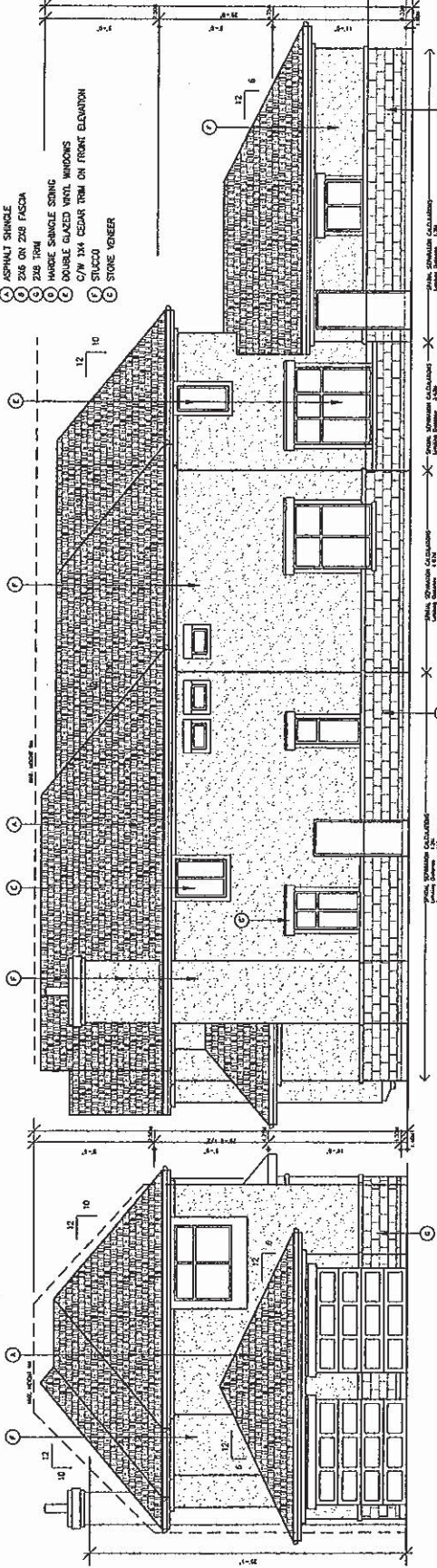
Project No.: 021014

Drawing No.:

A-4



SIDE ELEVATION
SCALE: 1/4"=1'-0"




SIDE ELEVATION 2
SCALE: 1/4"=1'-0"

REAR ELEVATION
SCALE: 1/4"=1'-0"

3228-3700 Michm Hwy.
Richmond, DC 22764
Tel. (804) 273-0882
Fax (804) 989-1736

the study did not lead to a reduction in the number of deaths.

APR 6/10	REVISION
MAR 15/10	RETURNING APP

Date:	Issued For:
	
A DETAIL NUMBER B LOCATION SHEET C DETAIL SHEET	

of drawings, specifications and other documents.

Program:

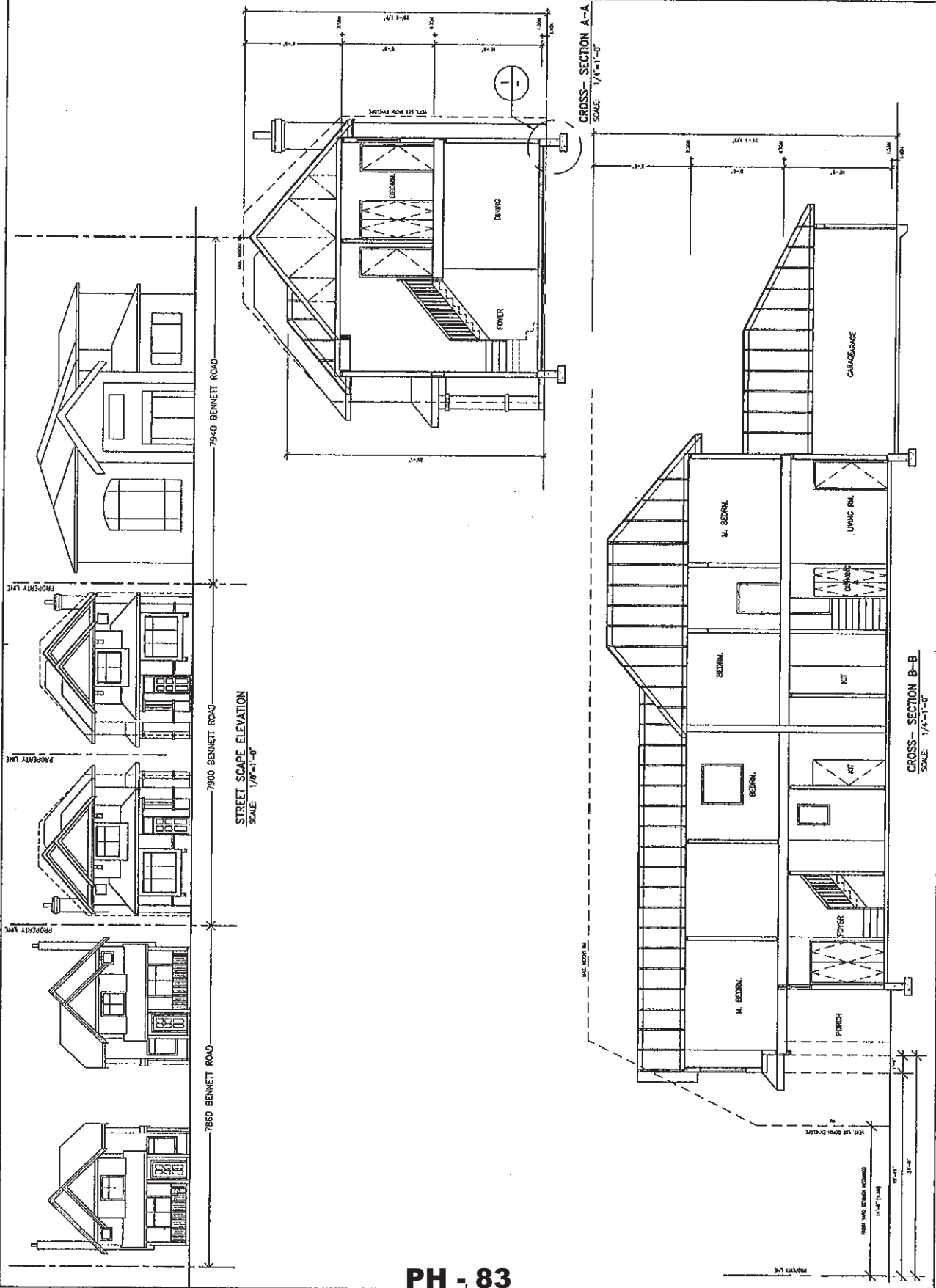
RESIDENTIAL
BUILDINGS
(DUPLEX)7500 BURNETT ROAD
RECHBURG, DC

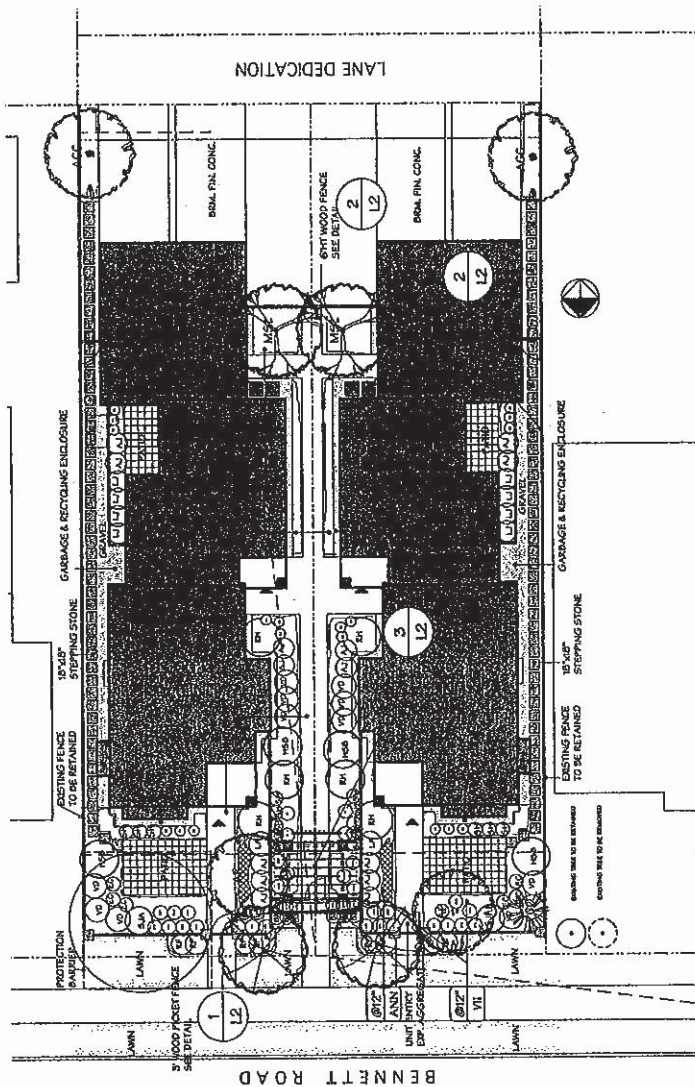
Ordering Title

STREET ELEVATIONS
& SECTIONS

Date:	DUE, 2009
Scale:	AS SHOWN
Drawn By:	SC
Checked By:	SC
Project No.:	091014
Drawing No.:	

A-5





ITO
8 ASSOCIATES
LANDSCAPE ARCHITECTS
10000 W. 10th Ave.
Suite 100
Vancouver, BC V6P 1A2
Tel: (604) 263-5009
Email: info@ito.ca

7900 BENNETT ROAD
RICHMOND

LANDSCAPE PLAN

EXTING TREE REPLACEMENT RATIONAL

EXISTING TREE	QTY	REPLACEMENT TREE	REPLACEMENT TREE
1. 10'x12'x10'	1	1. 10'x12'x10'	1
2. 10'x12'x10'	1	2. 10'x12'x10'	1
3. 10'x12'x10'	1	3. 10'x12'x10'	1
4. 10'x12'x10'	1	4. 10'x12'x10'	1
5. 10'x12'x10'	1	5. 10'x12'x10'	1
6. 10'x12'x10'	1	6. 10'x12'x10'	1
7. 10'x12'x10'	1	7. 10'x12'x10'	1
8. 10'x12'x10'	1	8. 10'x12'x10'	1
9. 10'x12'x10'	1	9. 10'x12'x10'	1
10. 10'x12'x10'	1	10. 10'x12'x10'	1

PLANT LIST

PLANT	QTY	REPLACEMENT NAME	COMMON NAME	SIZE
1. 10'x12'x10'	1	1. 10'x12'x10'	1. 10'x12'x10'	1. 10'x12'x10'
2. 10'x12'x10'	1	2. 10'x12'x10'	2. 10'x12'x10'	2. 10'x12'x10'
3. 10'x12'x10'	1	3. 10'x12'x10'	3. 10'x12'x10'	3. 10'x12'x10'
4. 10'x12'x10'	1	4. 10'x12'x10'	4. 10'x12'x10'	4. 10'x12'x10'
5. 10'x12'x10'	1	5. 10'x12'x10'	5. 10'x12'x10'	5. 10'x12'x10'
6. 10'x12'x10'	1	6. 10'x12'x10'	6. 10'x12'x10'	6. 10'x12'x10'
7. 10'x12'x10'	1	7. 10'x12'x10'	7. 10'x12'x10'	7. 10'x12'x10'
8. 10'x12'x10'	1	8. 10'x12'x10'	8. 10'x12'x10'	8. 10'x12'x10'
9. 10'x12'x10'	1	9. 10'x12'x10'	9. 10'x12'x10'	9. 10'x12'x10'
10. 10'x12'x10'	1	10. 10'x12'x10'	10. 10'x12'x10'	10. 10'x12'x10'

NOTES

1. ALL MATERIALS AND DECORATIVE SHALL BE IN ACCORDANCE TO THE MOST RECENT BRISBANE COUNCIL LANDSCAPE STANDARDS.

2. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

3. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

4. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

5. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

6. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

7. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

8. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

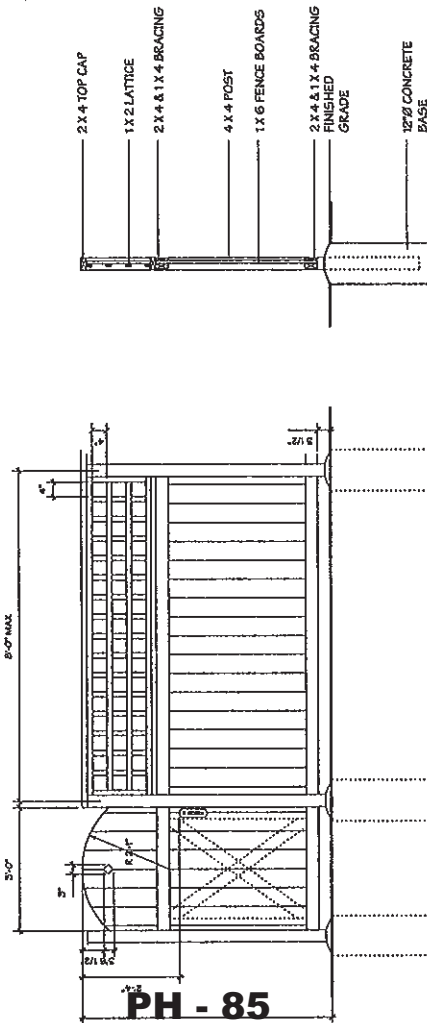
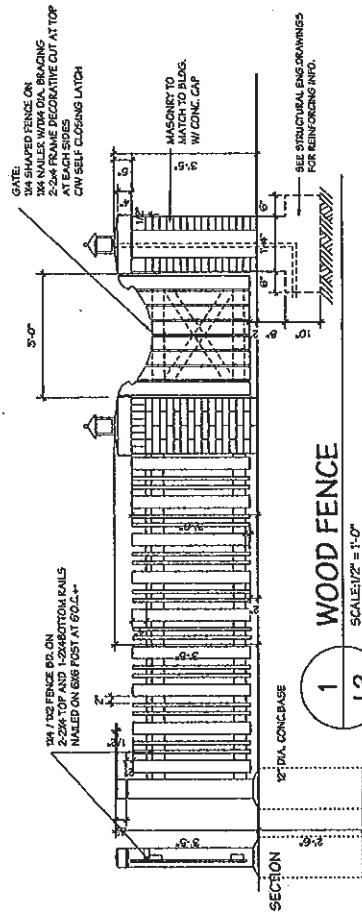
9. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

10. PLANTS IN THIS LIST ARE SPECIFIED TO BE PLANTED TO THE CITY STANDARDS FOR PLANTING AND MAINTENANCE.

PLANT LIST

PLANT	QTY	REPLACEMENT NAME	COMMON NAME	SIZE
1. 10'x12'x10'	1	1. 10'x12'x10'	1. 10'x12'x10'	1. 10'x12'x10'
2. 10'x12'x10'	1	2. 10'x12'x10'	2. 10'x12'x10'	2. 10'x12'x10'
3. 10'x12'x10'	1	3. 10'x12'x10'	3. 10'x12'x10'	3. 10'x12'x10'
4. 10'x12'x10'	1	4. 10'x12'x10'	4. 10'x12'x10'	4. 10'x12'x10'
5. 10'x12'x10'	1	5. 10'x12'x10'	5. 10'x12'x10'	5. 10'x12'x10'
6. 10'x12'x10'	1	6. 10'x12'x10'	6. 10'x12'x10'	6. 10'x12'x10'
7. 10'x12'x10'	1	7. 10'x12'x10'	7. 10'x12'x10'	7. 10'x12'x10'
8. 10'x12'x10'	1	8. 10'x12'x10'	8. 10'x12'x10'	8. 10'x12'x10'
9. 10'x12'x10'	1	9. 10'x12'x10'	9. 10'x12'x10'	9. 10'x12'x10'
10. 10'x12'x10'	1	10. 10'x12'x10'	10. 10'x12'x10'	10. 10'x12'x10'

L1 of 2



6' WOOD FENCE

SCALE: 1/2" = 1'-0"

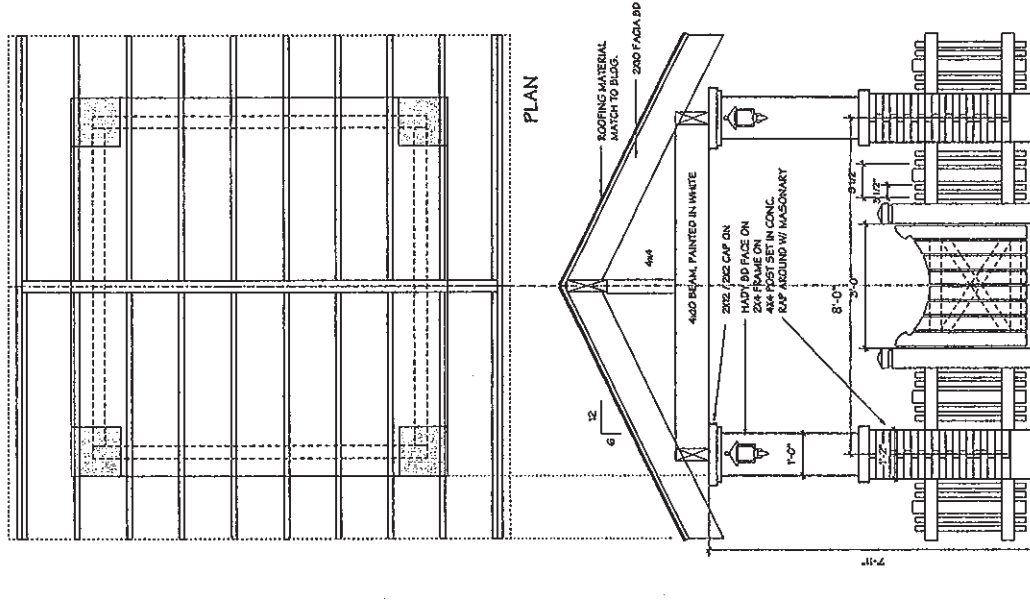
NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR
\$4.5.

ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

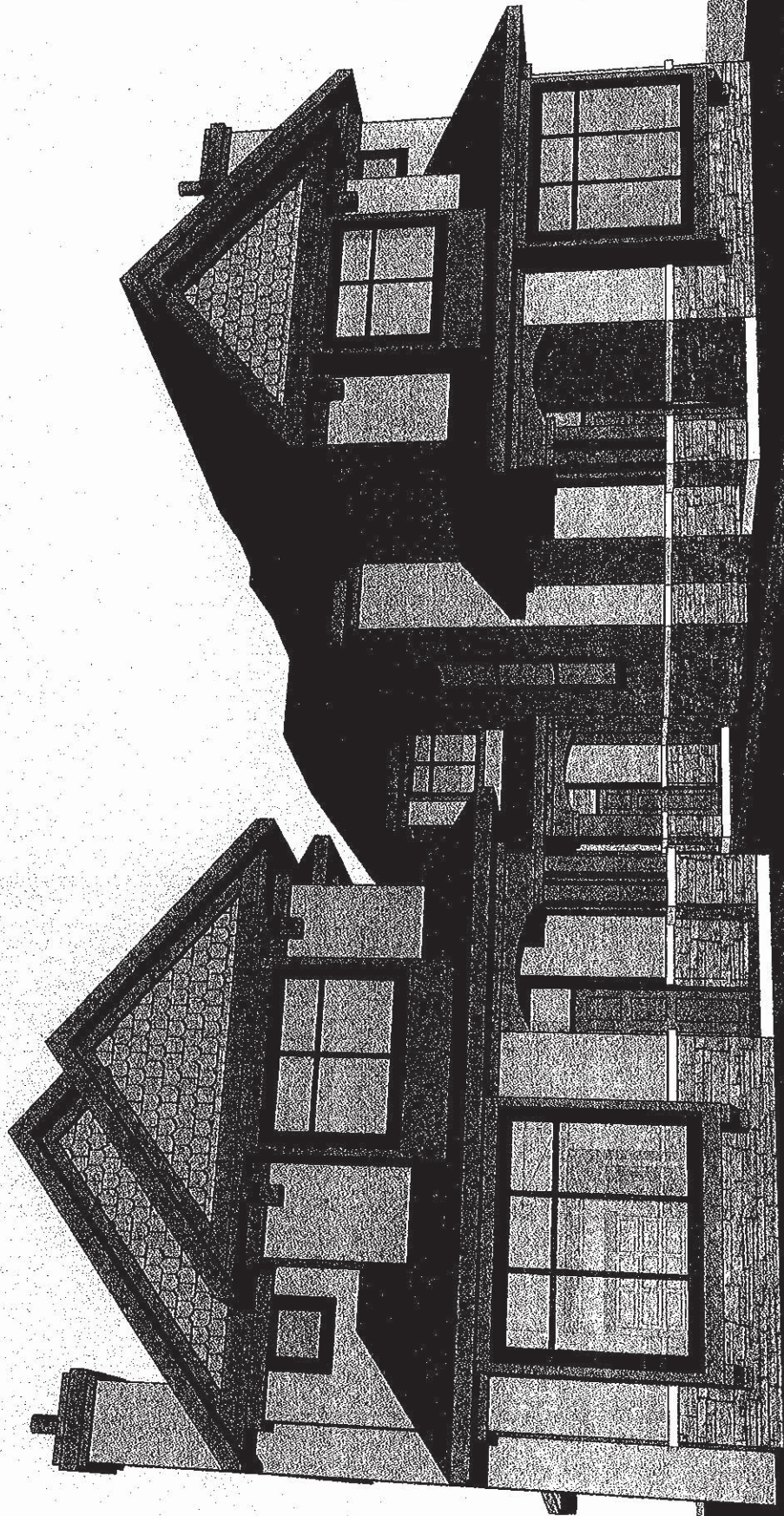
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES



ENTRY GAZEBO

SCALE: V2" = 1'-0"



BY CHEN DESIGN STUDIO

7900 BENNETT ROAD HOUSING



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ10-521539

Attachment 3

Address: 7900 Bennett Road – Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

Planning Area(s): City Centre Area - Bennett Acheson Sub-Area

	Existing	Proposed
Owner:	Pujun Ren	Pujunj Ren
Site Size (m ²):	825.4 m ²	2 lots @ 381.6 m ² each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
702 Policy Designation:	N/A	N/A
Zoning:	RS1/E	RI2
Number of Units:	1	4 (Duplex on Each Parcel)
Other Designations:	N/A	N/A

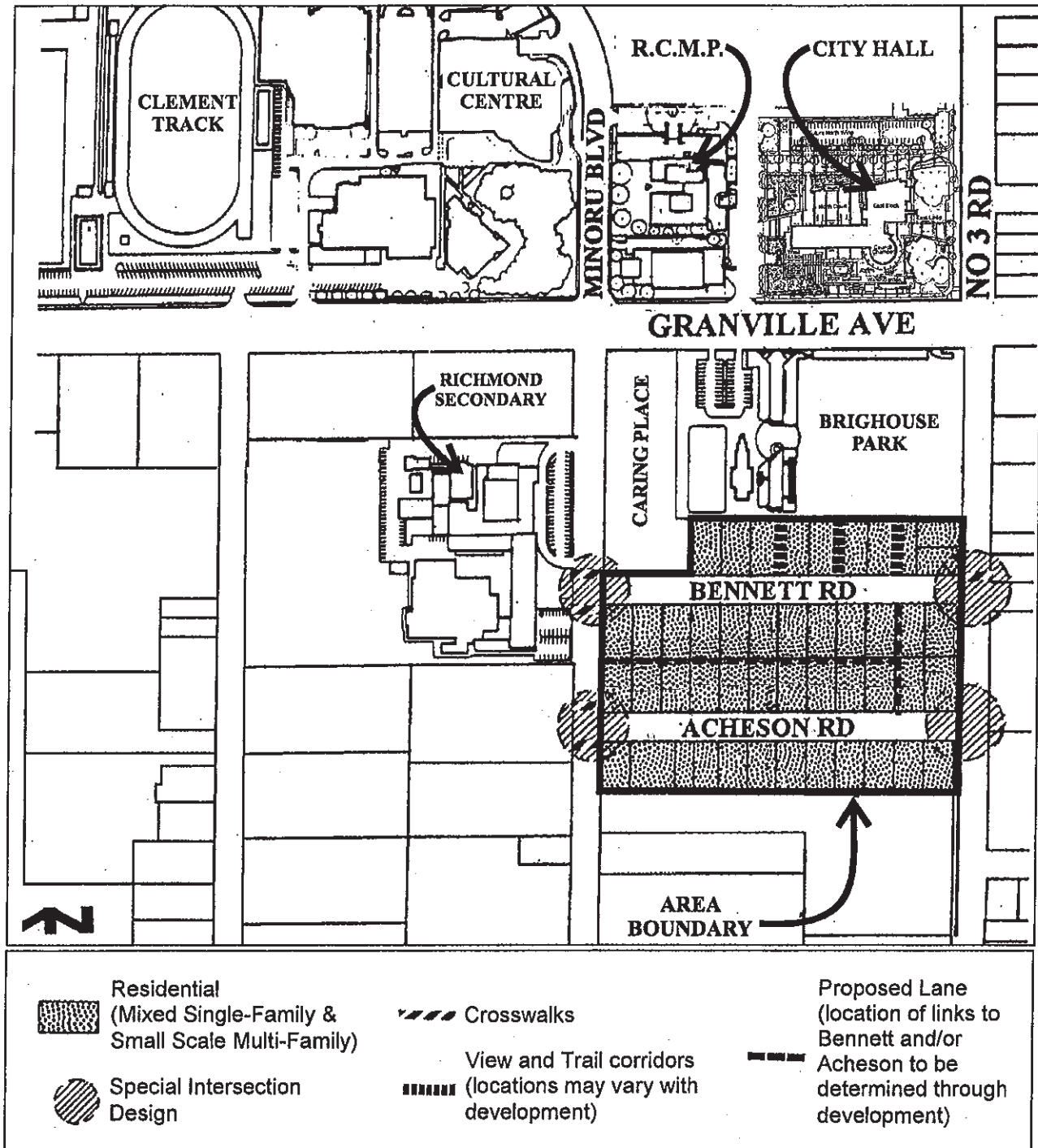
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	2 lots @ 381.6 m ²	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	0.5 m Bay Window
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1 (R) and 0 (V) per unit	1 (R) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	2 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.

City of Richmond

Land Use Map



PH - 89

Rezoning Considerations

7900 Bennett Road RZ 10-521539

Prior to final adoption of Zoning Amendment Bylaw 8699, the developer is required to complete the following:

1. Provide a 3 m lane dedication along the entire south property line.
2. Grant a 1.5 m Statutory Right of Way (Public Right of Passage) along the north side of the proposed 3 m lane dedication, for temporary lane access (to be released in the future when lane is complete).
3. City acceptance of the developer's offer to voluntarily contribute approximately \$10,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a flood indemnity covenant on title.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (approximately \$9,047.66) to the City's affordable housing fund.
** May be adjusted periodically as provided for under adopted City policy.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
8. Enter into a Servicing Agreement* for the design and construction of the following. All works are to be at the developer's sole cost with no credits. Works include, but may not be limited to:

c) Storm Sewer Upgrades:

- According to your Civil Engineering Consultant's analyses and letters, there is no upstream and downstream flooding under the "Existing + In-stream + Proposed development" condition. The ditch fronting this development does not meet the current engineering standards.
- The City accepts your recommendation that 25 m of 600 mm storm main will be installed across the entire development frontage extending to the west of the lot # number 7880 Bennett Road's driveway.
- The City requires the analysis calculations to be included in the Servicing Agreement design drawings.

b) Frontage Improvements:

- Design and construct Frontage Improvements along Bennett Road including: a 2 m concrete sidewalk, 1.5 m grass boulevard and curb and gutter, with construction/upgrade of half of the ultimate 11.2 m wide road.

c) Lane Improvements:

- Design and construct half a laneway along the entire South Property Line of the site. Lane design is to be to current City Standards, including but not limited to:

Storm Sewer, sand/gravel base, roll over concrete curb and gutter, asphalt pavement, and lane lighting.

- Prior to approval of Subdivision, the developer is required to: pay Development Cost Charges, Neighbourhood Improvement Charge for future road improvements (i.e. 2 m concrete sidewalk, concrete curb and gutter, asphalt pavement, grass and treed boulevard, and street lighting), School Site Acquisition Charge, Address Assignment Fee, Greater Vancouver Sewer and Drainage District Development Cost Charges and Servicing Costs.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. As part of the Building Permit Submission, Sustainability features (listed below) are to be detailed and included in the drawings during the Building Permit stage:
 - Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
 - Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, low-flow faucets and shower heads;
 - Motion sensors and timers to reduce electricity consumption; efficient fixed lights, fans and heating equipment, with increased occupant control (heating zones within functional areas) to decrease energy consumption;
 - Low e-glazing to reduce heat gain; demolition/construction waste management to be implemented to divert waste from landfills; products made out of recycled material or with recycled content to be used where applicable and concrete with fly ash content to be specified where possible; locally/regionally harvested and manufactured products to be preferred throughout the project;
 - Low emitting materials sealants, adhesives, paints, carpets and composite wood to be used where applicable; and
 - Operable windows specified to contribute to the quality of the indoor environment.
2. As part of the Building Permit Submission, a lighting plan for pedestrian entrances, access walkways and parking access will be required to ensure uniform levels of coverage and security. All lighting fixtures are to be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single-family dwellings.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, and described below:
 - Units that include substantial living areas at the ground floor.
 - Accessible features to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)

- In addition, the rear units of each duplex will be convertible and have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and blocking/ electrical installed for a future stair lift.
 - Accessible features will be fully detailed on Building Permit Drawings.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * *This requires a separate application.*
- *Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.*

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed _____

Date _____



City of Richmond

Bylaw 8699

Richmond Zoning Bylaw 8500 Amendment Bylaw 8699 (RZ 10-521539) 7900 BENNETT ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **INFILL RESIDENTIAL (RI2)**.

P.I.D. 004-296-575

Lot 32 Section 17 Block 4 North Range 6 West New Westminster District Plan 14504

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8699"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 14 2011

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER